

HISTORICAL ADVISORY BOARD AGENDA REPORT

DATE: December 1, 2011

TO: HONORABLE CHAIR AND MEMBERS OF THE
HISTORICAL ADVISORY BOARD

FROM: Laura Ajello, Planner II
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APPLICATION: **Proposed Designation of New City Monument – PLN11-0343 - 1240 St. Charles Street – Jeannie Graham.** The property owner has submitted a designation proposal for the subject property, prepared by Woody Minor.

ZONING DISTRICT: R-1, One-Family Residence District

GENERAL PLAN: Low-Density Residential

EXECUTIVE SUMMARY

The applicant requests consideration of designation of the building at 1240 St. Charles Street, as a Historical Monument. The site is also known as the Bruton house. According to the Alameda Municipal Code (AMC) §13-21.4, the Historical Advisory Board (HAB) shall, "Inspect and investigate any site, building, structure or group of structures, areas of special character, or special historical architectural, or aesthetic interest or value in the City which it has reason to believe meets one or more of the criteria for Historical Monument designation,"

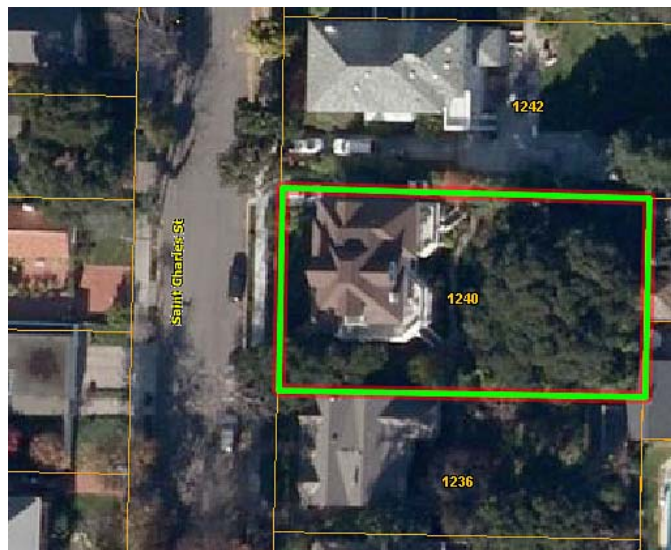


Figure 1: Subject Property

Staff advises that the Historical Advisory Board approve the Certificate of Approval to recommend to the City Council that the site be designated a City of Alameda Historical Monument based on its integrity, architectural significance, and historical significance as outlined in an historical evaluation prepared by Woody Minor (Attachment 2) and upon the findings contained in the attached Draft Resolution (Attachment 1).

BACKGROUND

The subject property is considered historically significant. The site is presently listed on the Historic Building Study List as a type "N" Historical Resource (eligible for listing in the National Register of Historic Places). A state of California Historic Resources Inventory form was prepared in May 1980 by "composite staff."

According to Alameda historian George C. Gunn¹, this Colonial Revival residence was constructed in 1897 by architect is Fred P. Fischer, the builder was D. Straub & Son; the original owner was Daniel Bruton, manufacturers agent; and there were no exterior alterations (at the time the book was published). The lot size is 12,750 square feet (85 feet by 150 feet) per Alameda County records.

A review of Building department records show the following alterations: a garage was constructed in 1923 and enlarged in 1937; a carport was constructed in 1955; swimming pool and bath house added in 1964; kitchen and bath remodel in 1969. The home underwent additional interior remodeling in the 1980s. Recent changes include: a 130 square foot addition and new pool house (2000); basement conversion (into habitable space in 2002). Exterior changes include a second story addition, roofline change, and porch extension.

A case report prepared by Woodruff Minor dated October 2011 was submitted electronically to the Community Development Department. The report was made at the request of the property owners whom wish to have their home added to the list of City of Alameda Monuments.

STAFF ANALYSIS

The case report found the site to have integrity despite changes and additions, to be of architectural significance as an excellent example of Colonial Revival architecture built by a prominent Alameda firm, and to have historical significance due to its association with notable artists, the Bruton sisters. Staff concurs with the findings of the case report.

Thus far 29 Historical Monuments have been designated by the City Council. The last Monument to be added was the Del Monte Building in 2004. As a Historic Monument, the structure is afforded the highest level of development review, as any structural change must be reviewed and approved by the Historical Advisory Board.

¹ Gunn, George C. *Documentation of Victorian and Post Victorian Residential and Commercial Buildings City of Alameda 1854-1904*, Hal Hershey, 1988. Print.

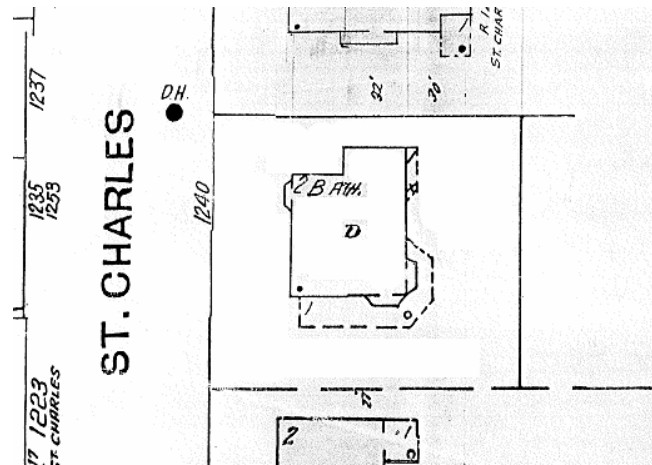


Figure 2: 1987 Sanborn Map

The procedure to designate a monument pursuant to AMC §30-21.4 is as follows, the Historical Advisory Board shall:

- a) Inspect and investigate any site, building, structure or group of structures, areas of special character, or special historical architectural, or aesthetic interest or value in the City which it has reason to believe meets the one or more of the criteria for Historical Monument designation.
- b) Consider the property of an owner who feels that his/her property should be designed or undesignated a Historical Monument and who requests that the Board study his/her property and who submits supporting documentation with the request.
- c) Recommend to the City Council that such sites, buildings, structures or group of structures be designated or undesignated an Historical Monument. Recommendations shall contain a brief description of the site, building, structure, or significant horticultural development, the reasons for each recommendation, and a brief report on the consultation with the owner:
 1. At least ten (10) days prior to the City Council taking any action to designate or undesignate any property as an Historical Monument provide notification in the following manner: post at least one (1) notice on the property involved, mail a notice to the property owner and any tenants of the property, and all other property owners within three hundred (300') feet of the subject property as shown on the latest assessment roll, and any other parties that have requested notification.
 2. The City Council's action shall be transmitted to the City Clerk and Recreation and Parks, Public Works and Fire Departments of the City. Notice that a property is a Historical Monument with special rights and limitations shall be recorded for each affected property with the Office of the County Recorder of Alameda County.

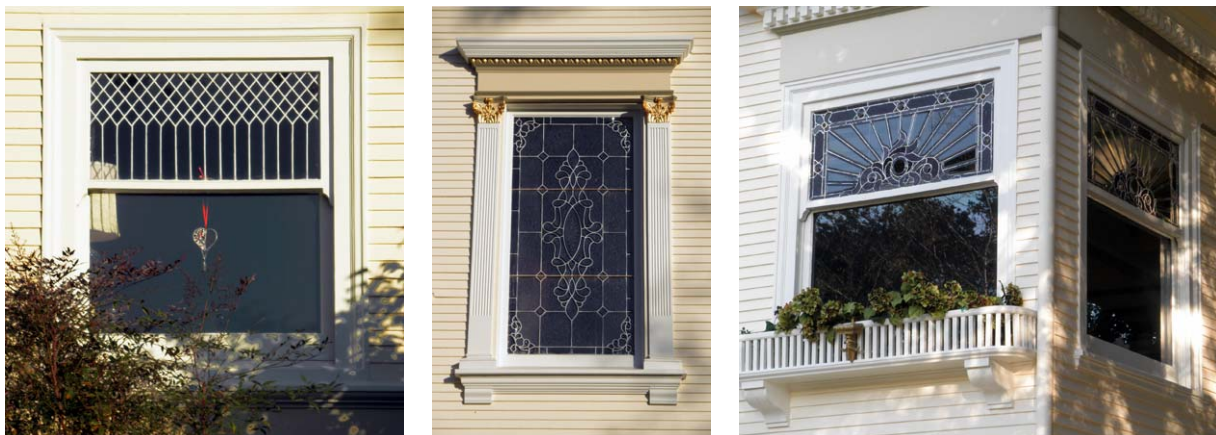


Figure 3: Existing Windows

ENVIRONMENTAL REVIEW

This proposed designation of a site as a City of Alameda Historical Monument is not a project under California Environmental Quality Act (CEQA) Guidelines, Section 15378 – Project. Consequently, no environmental review is required.

PUBLIC NOTICE

This agenda item was advertised in the Alameda Journal on November 11, 2011. Notices were mailed on November 10, 2011 to residents and property owners within 300 feet of the project location. Staff also mailed notices to any interested parties who have requested to be notified of upcoming hearings for this address and/or project. Staff has received two phone calls from neighbors of the subject property inquiring as to what a designation as a Monument means in the Alameda Municipal Code, but staff has not received any public comments on this project as of November 16, 2011.

RECOMMENDATION

Approve the Certificate of Approval based upon the findings contained in the attached Draft Resolution recommending to the City Council that 1240 St. Charles Street be designated City of Alameda Monument #30.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:

LAURA AJELLO
PLANNER II

MARGARET KAVANAUGH-LYNCH
PLANNING SERVICES MANAGER

Attachments:

1. Draft Resolution
2. Bruton House Case Report by Woodruff Minor